

GOVERNMENT OF ANDHRA PRADESH
ABSTRACT

MA & UD Department - Hyderabad Metropolitan Development Authority - Lease out of Plot No,B4 of Nallagandla residential Layout to an extent of 10608 Sq. Mtrs. Of HMDA land to Samaikya Educations Pvt. Ltd. for establishment of Educational Institution for a period of 33 years at the rate of 5% annual lease rent on the market value of the land with enhancement of 5% lease amount over the existing lease amount every year - Orders - Issued.

MUNICIPAL ADMINISTRATION & URBAN DEVELOPMENT (I₁) DEPARTMENT

G.O. Ms. No. 163,

Dated: 21-02-2009.

Read:

From the Metropolitan Commissioner, Hyderabad Metropolitan Development Authority, Hyderabad Letter No.B4/15790/2007, Dated 18.10.2008.

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ORDER :

The Metropolitan Commissioner, Hyderabad Metropolitan Development Authority has reported that the Vikas Concept School (Samaikya Educations Pvt Ltd) proposes to set up a school of international standards under the Vikas banner in the proposed school zone site bearing number B4 measuring 10608 Sq. Mtrs. at Nallagandla, Hyderabad on the condition of long lease. The proposed school will consist of a vision for a global class room, commitment towards a child-oriented system and a proven record in the successful introduction and effective implementation in concept-based teaching and can assure of unparalleled services in imparting education at international standards in the proposed site.

2. The Metropolitan Commissioner, Hyderabad Metropolitan Development Authority has also reported that in plot No.B4 of Nallagandla residential Complex to an extent of 10608 Sq. Mtrs. (12687.17 Sq. Yards) Hyderabad Urban Development Authority/Hyderabad Metropolitan Development Authority has notified the land meant for establishing school/colleges/health institutions during the auction programme conducted in September 2007 fixing Rs.15,000/- Per Sq. Yrds. as upset price. However, there was no response for this notification. The request of the M/s Samaikya Education Pvt. Ltd. for leasing of the said land on the condition of long lease was placed before the 199th HUDA Board meeting dated 31-12-2007 and it was approved by the Board in principle in the 202nd Board meeting held on 12-08-2008 subject to the following conditions:

- i) To obtain a report on the organization about bonafide and track record.
- ii) To impart free education to the down trodden. Viz., SC/ST/Weaker Sections by extending all the benefits announced by the Government.
- iii) To fix the lease rentals at 10% of the market value together with escalation of 5% every year.
- iv) The period may be 33 years.
- v) The management shall under take a commence functioning of the school on a full-fledged manner within a maximum period of (2) years.

3. The Metropolitan Commissioner, Hyderabad Metropolitan Development Authority as regards the lease, has reported that in G.O. Ms. No. 22 & 559 of MA&UD (I₁) Department dated 16-1-2006 & 12-8-2008 respectively in respect of Metro Cash & Carry & DLF India Limited, issued orders leasing out of land for period

of 33 years on payment of 5% of the market value as the annual lease rent with annual escalation of 5% over the previous year amount. In this context, it is also reported that the Metro Cash and Carry and DLF are located in the heart of the City and they are abutting to the National Highway, whereas Nallagandla village is located at a far away place from the City. Hence it is appropriate to consider 5% of the market value as the proposed purpose is Educational Institutions and which is on par with the lease rentals even for commercial purposes. Based on the prevailing market value of the land in the vicinity, the land value has been taken as Rs. 1,00,00,000/- (One Crore) per Acre and the lease amount has been fixed as 5% as 13,15,000/- on the amount of Rs. 2,63,00,000/- on the analogy of Metro Cash & Carry and DLF India Ltd., He has further requested the Government to consider the proposal to lease out the land in Plot No.B4 of Nallagandla residential Complex to an extent of 10608 Sq. Mts to set up a Educational Institution for Samaikya Educations Pvt Ltd and fixing up the lease rent to the institutions on the same analogy with that of Metro Cash and Carry and DLF India Ltd.

4. Government after careful examination of the proposal in detail, hereby permit Hyderabad Metropolitan Development Authority to Lease out plot No.B4 of Nallagandla residential Complex to an extent of 10608 Sq. Mts to M/s Samaikya Educations Pvt. Ltd. for setting up a Educational Institution for a period of 33 years @ 5% annual lease rent on Market Value of Rs.2,63,00,000/- which comes to Rs.13,15,000/- with enhancement of 5% on the existing lease amount every year subject to the following conditions:

- i) To impart free education to the down trodden viz., SC/ST/Weaker Sections by extending all the benefits announced by the Government.
- ii) To commence functioning of the school on a full-fledged manner within a maximum period of (2) years.

5. The Metropolitan Commissioner, Hyderabad Metropolitan Development Authority shall take necessary further action in the matter.

(BY ORDER AND IN THE NAME OF THE GOVERNOR OF ANDHRA PRADESH)

Dr. C.V.S.K. SARMA
PRINCIPAL SECRETARY TO GOVERNMENT

To
Metropolitan Commissioner,
Hyderabad Metropolitan Development Authority, Hyderabad.

Copy to:

The School Education (SE) Department.
The Commissioner & Special Officer, Greater Hyderabad Municipal Corporation, Hyderabad.
The District Collector, Ranga Reddy District.
The District Educational Officer, Ranga Reddy District.
The Commissioner, Social Welfare Department, Hyderabad.
P.S. to Minister for Municipal Administration.
P.S. to Principal Secretary to Govt. MA & UD Dept.
Sf/Sc.

//FORWARDED BY ORDER//

SECTION OFFICER